

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

July 3, 2012

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, L. Spataro, L. Wood, S. Radtke

MEMBERS ABSENT: D. Mayville, excused; K. Panozzo, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: S. Chandler, 1305 Jefferson

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of June 5, 2012 was made by L. Wood, supported by S. Kroes and unanimously approved.

S. Radtke arrived at 4:02 p.m.

NEW BUSINESS

Case 2012-12 1122 Terrace Street. Applicant: MOCAP. District: Clinton-Peck. Current Function: Residential. The applicant is seeking approval to add a balcony on the north peak of the house, as shown on the drawings submitted.

L. Spataro stated that, from an architectural standpoint, the project would have to meet building codes regarding structural integrity. The issue for the HDC was the appearance. He stated that it could provide an opportunity to show others what renovation potential there was in these older homes. S. Radtke asked about waterproofing. The applicant stated that he had talked to the building inspector about that, which was why they were requesting permission now. They needed to replace the entire roof, and it was easier to do this project at the same time, rather than after the roof was done. The applicant described the materials to be used for the railing and decking boards. He stated that the material was very durable and had a Victorian look to it. L. Spataro asked if it would be purely decorative. The applicant stated that it would be a functional space, accessed by an interior staircase. J. Hilt asked if it would be on the 3rd floor or a 4th floor. The applicant stated it was on the 3rd floor. S. Radtke had concerns about how the house would look with a notch cut out of the roof. S. Kroes stated that it sounded like the applicants would do a quality job. L. Spataro didn't want to risk losing people who were willing to fix up an old home by being too rigid, especially considering that this house had been vacant for some time and obviously needed work.

A motion that the HDC approve the request to add a balcony on the north peak of the house as proposed, as long as all zoning requirements are met and the necessary permits are obtained was made by L. Wood, supported by L. Spataro and unanimously approved.

Case 2012-13 1305 Jefferson Street. Applicant: Mia Burks. District: Jefferson. Current Function: Residential. The applicant is seeking approval to demolish the dilapidated back porch of the house, add a storm door and overhang to the back, add steps with side rails, and a 3x3 walkway. She received a defect/repair list from the City's Code Inspector, which is the reason she is requesting to tear the back porch off. Otherwise it would require extensive repairs, including the foundation. A copy of the defect list regarding the rear porch was provided to board members.

M. Franzak stated that there was a change in the request since the original application was submitted. S. Chandler provided pictures of the current condition of the rear of the house. L. Spataro asked what they would like to do regarding the defects. S. Chandler stated that she would like to rebuild the rear porch, if it was cost-effective. They would tear down the badly damaged portion and restore the rest. Board members discussed what the motion should say.

A motion that the HDC approve the request to allow the portion of the rear porch that was deemed hazardous to be demolished and reconstructed as long as all zoning requirements are met and the necessary permits are obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved, with the condition that a plan would be re-submitted to the HDC if the porch is to be reconstructed, or to staff if it was not.

OLD BUSINESS

None

OTHER

Promotion of homes in the Historic Districts – J. Hilt asked board members to come up with a list of questions for realtors, and to share those at the August meeting. S. Radtke stated that he would e-mail the realtor letter he prepared to J. Hilt.

There being no further business, the meeting was adjourned at 4:25 p.m.